

*United States Department of the Interior*

National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

**1. Name of Property****DRAFT**historic name Hansen, George, Houseother names/site number The Pioneer House of the Mother Colony, The Mother Colony House**2. Location**street & number 400B N. West St.

N/A

not for publication

city or town Anaheim

N/A

vicinity

state California code CA county Orange code 059 zip code 92801**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_national \_statewide \_local

Signature of certifying official/Title \_\_\_\_\_ Date \_\_\_\_\_

State or Federal agency/bureau or Tribal Government \_\_\_\_\_

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ State or Federal agency/bureau or Tribal Government \_\_\_\_\_

**4. National Park Service Certification**

I hereby certify that this property is:

\_entered in the National Register \_determined eligible for the National Register

\_determined not eligible for the National Register \_removed from the National Register

\_other (explain:) \_\_\_\_\_

Signature of the Keeper \_\_\_\_\_

Date of Action \_\_\_\_\_

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

## 5. Classification

### Ownership of Property

(Check as many boxes as apply.)

- ☐ private  
☒ public - Local  
☐ public - State  
☐ public - Federal

### Category of Property

(Check only **one** box.)

- ☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

### Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	2	buildings
		sites
	1	structures
		objects
1	3	<b>Total</b>

### Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing)

### Number of contributing resources previously listed in the National Register

N/A

None

## 6. Function or Use

### Historic Functions

(Enter categories from instructions.)

DOMESTIC/single dwelling

### Current Functions

(Enter categories from instructions.)

OTHER/house museum

## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other: territorial cottage

### Materials

(Enter categories from instructions.)

foundation: concrete

walls: wood clapboard

roof: wood shake

other: \_\_\_\_\_

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

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### Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

#### Summary Paragraph

The George Hansen House, located at 400B N. West Street (formerly numbered as 414), is a hall-and-parlor folk house. It was moved to its present general location from 235 N. Los Angeles Street (now Anaheim Blvd.) in 1928. The house was moved twice more within this site before resting on its present foundations. It is located in a residential neighborhood, surrounded by a public park created as a setting for this and another historic Anaheim residence that was also relocated here and sits directly to the north. Close to square in plan, the house is framed in redwood and clad in three types of wood siding, with a side gable roof covering and a shed extension over the rear. A front porch spans the primary façade. The Hansen House is in good condition and it has good integrity given its age.

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### Narrative Description

#### *Setting*

The Hansen House is located in a single-family residential neighborhood and faces west on the east side of the street. The property is owned by the City of Anaheim and is located in a City park that was completed in 2011. The park also contains a large Queen Anne style residence from 1896, the Woelke House (or Woelke-Stoffel House), which was moved next to the Hansen House in 1949. Both were moved under private auspices but later became the property of the City. The park was designed to provide a historically compatible interpretive setting for both residences. The residences are oriented toward the street with the spacing and setbacks typical of the neighborhood. Two recently-constructed buildings are also located in the park behind the two historic residences: a large barn-like building for public events and a building designed to hold restrooms and to replicate a historic pump house of the type typically found in Anaheim in the nineteenth century. The pump house replica is situated directly behind the Hansen House to the east.

The setback and orientation to the street of the Hansen House approximate those of its original location, though the original property had a wider street frontage. The house is located near the north side of the park, where the Woelke House sits to the north side of the Hansen House. The ample open space to the south is occupied by the park with landscaping consisting of mature trees and shrubs, including a very large Moreton Bay Fig tree that is a part of the park.

#### *Exterior*

The residence is one story high and covered by a side-gabled roof. The apex of the gable is 16' 6" high, the front edge of the porch roof is 9' high, and the edge of the rear shed roof is 8 ½' high.<sup>1</sup> The roof is clad in wood shakes (replaced in 1985) and has pierced decorative cresting of wood along the ridge line. The cresting is bandsawn from one-inch-thick pine board and stands 8 ¾" high with taller, 13" finials at each end.<sup>2</sup>

The structure is framed in 2" x 3" redwood and has a raised concrete foundation. The open crawl space under the porch is screened by non-historic wood lattice panels on three sides. The side-gabled roof has a variable pitch, with the main gable covering the main rooms, and a change to a lower pitch over the front porch and rear extension. The rear extension is at a lower floor level. The wood lattice below the porch is a more recent replacement of similar lattice that is visible in photographs from the 1930s through 1950s.<sup>3</sup>

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<sup>1</sup> "The Pioneer House, 414 N. West Street, Anaheim, Orange County, CA." Historic American Buildings Survey Report (HABS No. CA-320). Washington, DC: U.S. Department of the Interior, National Park Service, 1934. <http://www.loc.gov/pictures/collection/hh/item/ca0446/> Accessed May 2012 and earlier.

<sup>2</sup> HABS No. CA-320, drawing sheet 2.

<sup>3</sup> HABS No. CA-320 and Anaheim Public Library images.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

Fenestration consists of six-over-six light, double-hung, wood sash windows flanked by painted wood shutters. The shutters, as with the rest of the exterior, are coated in numerous layers of paint.

The house has three exterior wood siding types. The primary façade and south façade are clad in simple lapped siding with a 6" drop and 10" drop, respectively. The north side is clad in shiplap siding with a 10" drop. The rear façade is clad in painted board and batten siding. The top of the gable ends are punctuated by wood louvered vents with arched headers.

Fenestration is consistent throughout the house and consists of six-over-six-light wood sash with thin muntins and spring-loaded catches in the side rails (a single-light, wood sash, double hung window in the water closet on the north end of the rear façade differs from the others). The windows are flanked by wood shutters with fixed louvers in the top half and movable louvers in the bottom half that are operated with a central tilt rod and held open by simple metal catches (not historic). Wood-frame screens are set in the window frames.

The house has two exterior doors. The front door is south of center on the primary façade and the back door is near the center of the rear façade. The front door is wood with a six-light window above and two raised panels in the lower half, consistent with the door pictured in the 1934 HABS drawings. The screen door currently mounted at the front door was located at the back door in the HABS drawings. The screen door has a horizontal rail of spindles across the center and one connecting diagonally to the lower rail. Its handle is corroded from age and has low relief surface decoration. A metal "2," painted over, is attached to the top rail of the screen, and appears to be a relic of the original address of 235 N. Los Angeles St. The rear door is a panel door with two lights in the top half (divided by a vertical muntin), covered by a wood frame screen with three recessed panels in its lower portion. A flat canopy of painted sheet metal supported by thin metal struts shelters the rear door; this feature is not depicted on the 1934 drawings and was probably added after the period of significance.

A full-width porch spans the primary façade, measuring 36' wide and 6' 9" deep. The porch floor, composed of wood boards, is a replacement of the original. The wood railing with its horizontal staggered fretwork appears to be a historic feature. Though it has many layers of paint, parallel decorative scoring is visible in the 2" x 2" members that comprise the railing. The railing is punctuated by five unevenly-spaced, plain wood posts that support the porch roof.

### ***Interior***

The interior is consistent with the 1934 HABS plan drawing. The main part of the house is a large front room with a side room or parlor on the south end. A parallel set of rooms along the rear at a lower floor level includes a kitchen at the south end and a water closet in the northeast corner.

The main front room is entered near the center of the plan and measures approximately 12' x 25' feet, with the parlor extending another 12' to the south. The ceiling of the main room and parlor are flat in the center at a height of 8' 11" and sloped to follow the profile of the gable along the long east and west sides. The ceilings are clad in 3 1/2" painted tongue and groove Oregon pine boards. The interior floor of the main room consists of the original redwood boards 10" to 16" wide that run the length of the room, with some small patches in nailed tin. Baseboards are a plain painted wood board approximately 6" deep in the main room and parlor. The attachment point of a removed partition in the interior of the main room (a series of nail holes and the ghost of a wood track or the like) is clearly visible in the ceiling and was also noted in the 1934 HABS drawings.

Parallel to the main rooms, a long, narrower space along the back of the house is accessed by two steps down that are located on axis with the front door. This rear room measures approximately 36' long (the width of the house's interior) by 9' wide and is divided into a main room in the center of the plan, a kitchen in the south end, and another small room with a further enclosed water closet in the north end. It has a painted tongue and groove ceiling the same as that in the main portion of the house. The floor is covered in sheet vinyl (but was noted as redwood in the HABS drawings).

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

The kitchen, in the south end, has a built-in sink cabinet in the corner on the west wall with a single-basin sink and a drain board sloping toward the sink. The cabinets below the sink are unpainted, vertical tongue and groove wood with surface-mounted hinges and turn latch. Earlier wallpaper and linoleum floor coverings are found within the sink cabinet. The wall cabinet mounted above the sink, also unpainted wood, has a pair of raised panel doors and hardware identical to the lower cabinets. The front of the cabinet doors and lower shelf are recessed inward (in plan) in a shallow “v” shape to accommodate a person leaning over the sink. Very small, rounded shelves are fit into the corner between the window and the front of the upper cabinets. The side panel of the cabinets (north side) and the back-board of the rounded shelves have simple saw-cut, compound-curved profiles. Plumbing for the sink consists of a single faucet mounted on the south wall of the house.

Friis noted in 1979 that the house was never plastered inside, but the studs on the interior had cheesecloth stretched over it, to which wallpaper was applied.<sup>4</sup> The walls were described as “papered” in the HABS drawings. The current interior wall covering is wallpaper throughout, applied to what appears to be 1/8” thick fiber board. In some places, an earlier layer of wallpaper over a nailed fabric layer is visible beneath the fiber board in the gaps between sheets of board.

Some light fixtures date to the period of significance. Two early electrical pendant fixtures are wired through the ceiling in the main room. A three-arm gas chandelier (converted to electricity) in the parlor with glass shades and crystal drops was returned to the house by descendants of Vicenta Sepulveda Yorba Carrillo, who had owned the house from 1872 to 1875.

### ***Historic Integrity***

The Hansen House is a rarity of its period and its type in Anaheim. A small handful of houses that are comparable in age, size and type exist, and all but one of these houses has also been moved from its original site. The house also has exceptional integrity compared to the few other 19<sup>th</sup> century buildings in Anaheim. Although the Hansen House has been moved and had a long string of early owners, the building is remarkably intact due to its preservation as a museum for the past eighty years. This use required few of the kinds of updates that would compromise an inhabited house. Although its integrity of location and setting are lost, its integrity of design, materials, and workmanship are high when its age as one of the oldest wooden houses of Southern California (and possibly the oldest in Orange County) is considered. The house is over one hundred fifty years old.

The historic integrity of the Hansen House is determined from physical inspection and reference to historic photos and descriptions. The house does not retain integrity of location or setting, since it was moved from a location near the crossroads of Anaheim to a location at the edge of the original boundaries of the Colony. The house retains its integrity of design, materials and workmanship. Circular saw marks are still visible, for example, in the redwood floorboards of the interior, which are also fastened by hand-forged, square-head nails. It retains partial integrity of association despite the relocation because it is an excellent representation of the otherwise-lost types of residences associated with the early decades of the Colony’s existence. The residence also retains its integrity of feeling.

Although there are no building permit records pertaining to the relocation of the house, and any other architectural records have been lost, a cache of receipts kept by the DAR Chapter now in the City of Anaheim’s collections indicates the extent of the work performed on the house after its move.<sup>5</sup> These span the period from October, 1928 to February, 1930 and cover roofing (\$227.), window repairs (\$4.), sewer installation and plumbing (\$85.), painting (\$60.), linoleum and window shades (\$50.), signage, and wallpapering (\$35.). Some of the invoices note that materials were donated in part due to the historical nature of the project. The invoices also show the house being outfitted for DAR meetings and lunches, with an \$18 invoice from Kress for dishes, flatware, and serving ware. It appears that the house was not in need of a major overhaul after the move and was simply attached to its new foundation, connected to the

<sup>4</sup> Leo J. Friis, *Historic Buildings of Pioneer Anaheim* (Santa Ana: Friis-Pioneer Press, 1979) 16.

<sup>5</sup> The Mother Colony Chapter of the DAR was disbanded in 1951 and surviving records could not be located through the DAR State Headquarters or the nearby Mojave Chapter, based in Fullerton.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

sewer, repaired, repainted, wallpapered, linoleum was installed (older linoleum is visible in closets and cabinets in the rear extension) and reroofed. The City of Anaheim's building permit records reveal only a minor electrical permit and a roofing permit: in June of 1985 a permit was issued to remove the old roof to the sheathing boards and install a new treated wood shingle roof.

Some changes that occurred in the house over time are depicted in the Sanborn Maps (available from the years 1887, 1888, 1894, 1907, 1911, 1922, and 1949, the house's current location). In all of these maps, the house is shown to have a rectangular plan with a full-width front porch and a shorter rear porch set into a portion of the rear façade. Between 1894 and 1907, an additional linear structure that appears to be a narrow, open porch was added to the solid portion of the rear façade, extending beyond the side of the house. This extended rear porch was still present as of the 1922 Sanborn, and presumably was removed as a result of the building's 1928 relocation.

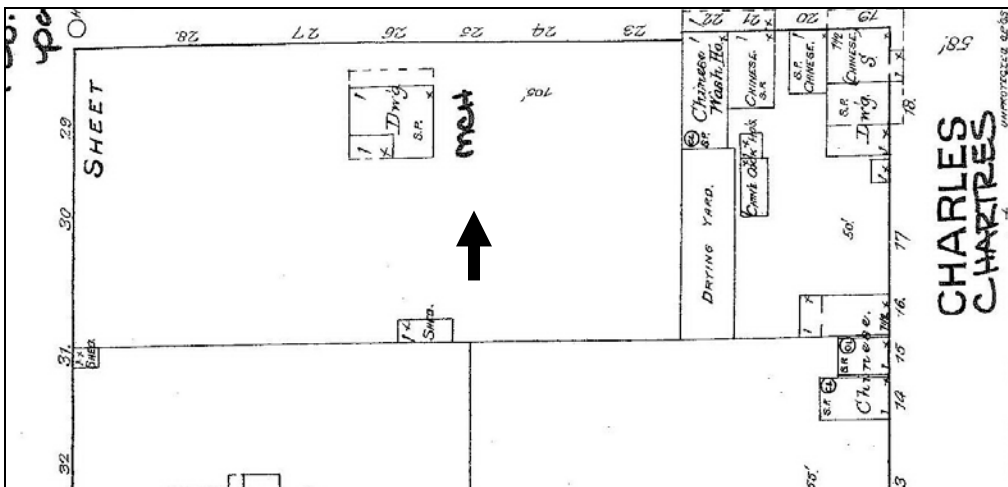


Figure 1: Earliest available Sanborn Map of the Hansen House, 1887.

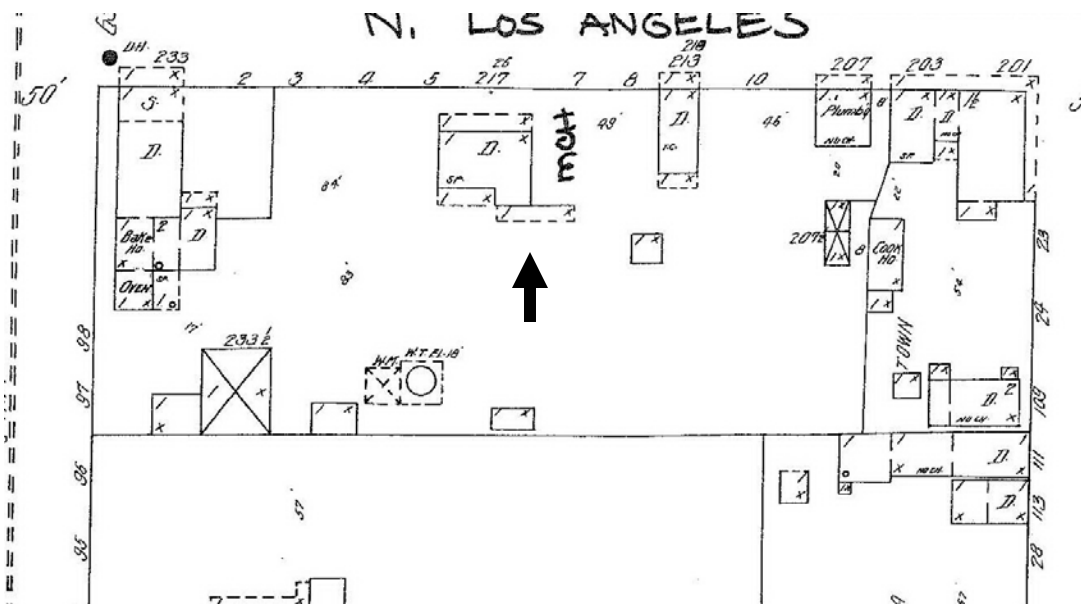


Figure 2: Sanborn Map of the Hansen House, 1907, with additional porch attached at rear.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

The one discrepancy evident between the Sanborn Maps and the house's appearance today is the rear porch. The rear of the house is an enclosed room spanning the full width of the house. The pre-1922 Sanborn Maps show the rear partially open (as a porch) and partially as enclosed space with a solid rear wall. The first Sanborn Map after the move to N. West St. shows no rear porch; presumably with the relocation the rear of the house was fully enclosed. No break can be seen in the board and batten siding on the rear, so the siding may have been replaced in this area. Siding on the south side of the house (originally the north side) does show a break where the rear and front rooms join, perhaps indicating that this portion of the siding was added to match on that façade when the porch was enclosed. The north (originally south) façade siding shows no such break. As noted above, the records of architectural work that may have been done resulting from the relocation have been lost.

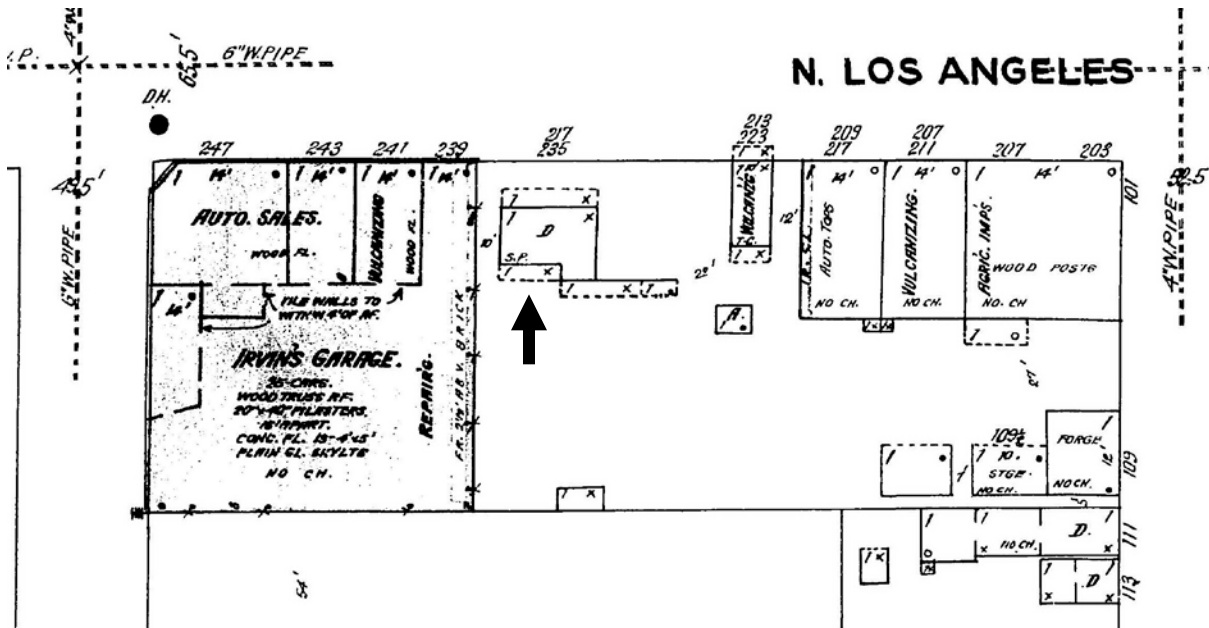


Figure 3: Sanborn Map of Hansen House, 1922.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A Owned by a religious institution or used for religious purposes.
- ☒ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years old or achieving significance within the past 50 years.

### Period of Significance (justification)

(To be determined with SHPO guidance)

### Criteria Considerations (explanation, if necessary)

The property meets the requirements of Criteria Consideration B under Criterion A as the oldest building in the City of Anaheim and the only remaining structure associated with the founding of the agricultural colony of Anaheim. It was moved approximately one mile to its current location in 1928 and moved twice a short distance within the site in the late 1940s. See Narrative Statement of Significance for further discussion.

### Areas of Significance

(Enter categories from instructions.)

EXPLORATION/SETTLEMENT

### Period of Significance

1857 - 18\_\_

### Significant Dates

1857: Initial construction

1928: Relocation to present site

### Significant Person

(Complete only if Criterion B is marked above.)

### Cultural Affiliation

### Architect/Builder

George Hansen



Hansen, George, House  
Name of Property

Orange County, CA  
County and State

### Statement of Significance Summary Paragraph

The George Hansen House is eligible for the National Register under Criterion A, Criteria Consideration B for Moved Properties, at the local level of significance. The property is significant in the area of Exploration/Settlement and illustrates the earliest type of buildings that were present in the 1,165-acre agricultural colony of Anaheim when it was founded in the mid-19<sup>th</sup> century. The residence was constructed in late 1857 or early 1858, shortly after the founding of Colony, by the surveyor who laid out the Colony in advance of the arrival of the settlers and investors. Being not only the earliest surviving but apparently the first house built in the Colony, the Hansen House is one of the most significant landmarks of mid-19<sup>th</sup> century Orange County.

### Narrative Statement of Significance

The Hansen House was the first permanent building constructed in Anaheim. It was built for George Hansen, the surveyor who founded and laid out the new town on behalf of the shareholders of the Los Angeles Vineyard Society, which established the Anaheim Colony. Hansen's duties included locating and purchasing a suitable tract of land, creating the town plan, planning and overseeing the redirection of water from a nearby river, fencing the property, and planting the vines that would yield the colony's main crop of wine grapes. Hansen completed the land purchase for the colony in late summer of 1857 on behalf of the shareholders (of which he was one) and began work on the two and one-half mile irrigation system as "one of (his) first acts."<sup>6</sup> While the workers who carried out these operations were housed in tents, Hansen expected to reside in Anaheim for an extended period and would need a secure office and lodging. To that end, he had a residence constructed early on for his own use.

McAlester's *Field Guide to American Houses* describes this type of house as a "Hall and Parlor Folk House" and notes that "simple side-gabled, hall-and-parlor houses (two rooms wide and one room deep) are a traditional British folk form which, when expanded by a front porch and a rearward extension, became the dominant pre-railroad folk housing over much of the southeastern United States." Such cottages were also found in the mid- to late-19<sup>th</sup> century settlements of Southern California. The form originated in heavy timber framing, but was later adapted to light framing for railroad transport.<sup>7</sup> Houses of similar type continued to be constructed in Anaheim through the 1880s.

The Hansen House adheres closely to this type in size, massing, plan, materials, and age. The house was built of redwood with the entrance in the center of a front porch that spanned the main facade.<sup>8</sup> Three rooms en suite comprised the main, front part of the house under the main gable. A room across the rear a few steps down included a kitchen and, later, a water closet. By 1860, the house accommodated four people: George Hansen himself, as well as a couple who worked as his domestic help, along with their young daughter.<sup>9</sup>

The house had been occupied for seventy years when it became a museum, and so it has probably not been preserved to the extent where it reflects its appearance in 1858. The changes in building technology and the expectation and availability of comfort changed greatly during that span of time, though the house was by no means up to contemporary standards by 1928 (for example, it appears that the house never had bathing facilities with running water). The building has retained much of its outward and inward appearance, plan, spaces, technology, and materials. Additions such as turn-of-the-century light fixtures, electricity, a water closet, and kitchen plumbing have done little to diminish the aspects of its frontier quality that it still retains. Based on observation and the HABS documentation of the house, it retains the integrity to convey its significance as a 19<sup>th</sup> century house. [need SHPO guidance on period of significance]

<sup>6</sup> Dorteja Jean Paule, "The German Settlement at Anaheim," MA Thesis: University of Southern California, 1952, Chapter 2 (no pagination). <http://www.anaheimcolony.com/EarlyAnaheim/anaheimthesis2.htm>. Accessed June 2012.

<sup>7</sup> Macalester 95. Railroad service came to Anaheim in 1875; Friis 76.

<sup>8</sup> The main front room shows the traces in the ceiling of a barrier of some kind that was removed, which appears to have at one point subdivided the room.

<sup>9</sup> 1860 U.S. Census, Santa Ana Township, 18 July 1860. Schedule 1, p. 157.

[http://search.ancestry.com/iexec?htx=View&r=an&dbid=7667&iid=4211318\\_00443&fn=George&ln=Hanson&st=r&ssrc=&pid=2668992](http://search.ancestry.com/iexec?htx=View&r=an&dbid=7667&iid=4211318_00443&fn=George&ln=Hanson&st=r&ssrc=&pid=2668992). Accessed October 2012 and earlier.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

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**Developmental history/additional historic context information (if appropriate)**

Discussions of establishing an agricultural colony began in 1855 among a number of German-speaking immigrants in San Francisco.<sup>10</sup> Hansen was connected to the group through John Frohling, who lived in Los Angeles as Hansen did, and who had some expertise in viticulture. Members of the group were attracted to the production of wine grapes as a potentially profitable business that would also provide an escape from city life. Viticulture was increasing significantly in popularity in the mid-19<sup>th</sup> century in California, with the number of vines planted increasing from about half a million in 1855 to 2 million in 1857, a four-fold increase in the two years from the inception of the idea of the Los Angeles Vineyard Society to the Colony's establishment. Two years after that, in 1859, there were 6.5 million wine grape vines planted in the state.

The first meeting of the Los Angeles Vineyard Society took place in February of 1857 in San Francisco. George Hansen was elected superintendant and overseer and charged with the task of finding suitable land for the colony.<sup>11</sup>

George Hansen (1825-1897) was a surveyor who enjoyed a long career of some renown in Los Angeles. He was a native of Austria and came to California in 1850.<sup>12</sup> Giving up his pursuits in the mines of Northern California, he settled in Los Angeles in 1853. He served as the Los Angeles County Surveyor and Surveyor of the City of Los Angeles, working with Henry Hancock and William Moore and other early surveyors whose work defined the boundaries and layout of Los Angeles. In addition to his considerable contributions to cartography in Los Angeles, he was also a skilled civil engineer and a specialist in water systems. Hansen was charged with bringing about Echo Park Lake as a water source for Los Angeles. He also established a flume from the San Gabriel River to the Drum Barracks at Wilmington in the 1860s and connected the colony of Anaheim to the Santa Ana River to bring a water source for agricultural purposes. Later in his life, Hansen became one of the founding members of the Historical Society of Southern California in 1883.

Throughout the spring and summer of 1857, Hansen continued to search throughout Southern California for suitable land for the colony's location. By August 15, the purchase of the land was approved by the board, and work on the zanja, the canal to connect the land to the nearest water source, was begun under Hansen's direction. Paule cites a *Los Angeles Star* article of January 30, 1858 enumerating the nearly 100 people working in the colony to prepare the buildings, plant the vines, build the fences, and provide services and provisions.<sup>13</sup>

The layout of the roughly square colony consisted mostly of large, square agricultural lots of 20.4 acres each, with a row of smaller town lots (each .58 acres) running through the colony from north to south. The town lots held businesses and institutions (such as clubs and churches) and residences for those such as laborers and shopkeepers who were a part of the economy of the colony but may not have been landholding farmers.<sup>14</sup> Some of these lots were leased to the thirty Chinese workers present (and are noted as Chinese businesses and homes in early Sanborn Maps).<sup>15</sup> Hansen received an agricultural lot as a part of his payment, in addition to town lot 17, where he constructed his residence.

The first settlers began to arrive in Anaheim in September of 1859. Among these early settlers were Mr. and Mrs. John Frohling. In her later years, Mrs. Amalie Frohling recalled in her memoirs that the only house there at the time was the "residence of the surveyor," which would refer to George Hansen and his house. The construction of houses continued, and by the early spring of 1860, the

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<sup>10</sup> Paule, Chapter 2.

<sup>11</sup> Paule, Chapter 2.

<sup>12</sup> H. D. Barrows, "Two Notable Pioneers: Col J. J. Ayers and Geo. Hansen." *Annual Publication of the Historical Society of Southern California and Pioneer Register for 1897*. HSSC, 1898). Although Hansen's birthplace is sometimes listed as Bavaria in public records, Barrows, who knew Hansen well, states that he was born in Fiume, Austria.

<sup>13</sup> Paule, Chapter 3.

<sup>14</sup> Paule notes that the original intent was to have all residences built on the town lots, but the colonists preferred to settle on their agricultural lots. Chapter 2.

<sup>15</sup> Paule, Chapter 2.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

shareholders were said to be “nearly all” in residence.<sup>16</sup> The U.S. Census that year recorded 231 people living in the colony. Anaheim grew to 881 people by 1870, when the colony was 13 years old.

The original 1.8 square mile footprint of the Anaheim Colony is still visible in the street grid due to its distinct orientation off of the cardinal points. The City remained close to the size of these boundaries until the 1940s when an explosion in the annexation of adjacent farm land occurred and the development of housing tracts began to dominate the landscape. In 1998 the boundaries of the original colony were adopted as the boundaries of the City’s first locally designated historic district, the Anaheim Colony Historic District. The majority of the contributing buildings in the district, however, relate not to the founding years of the agricultural colony but to its subsequent periods of suburbanization in the period through World War II. The Hansen House is one of a small handful of buildings in Anaheim dating to the early period before the 1888 blight that destroyed the original crop on which the Colony was founded – wine grapes – and the 1889 establishment of the County of Orange.

The house was relocated in 1928 to protect it from commercial redevelopment and placed on a site in a residential neighborhood which, 84 years after the move, has become a public park. The property has been commonly known for over eighty years as the “Pioneer House of the Mother Colony,” or the Mother Colony House, since it was among the first few structures (and apparently the first permanent residence) constructed in the Anaheim Colony and housed the Mother Colony Chapter of the Daughters of the American Revolution from its relocation in 1928 through the 1950s when the chapter disbanded.

The chain of title for the Hansen House was researched when the house was moved to its current site in 1928. George Hansen sold the house in 1863 and it passed through a number of hands in the next thirteen years, selling in 1870, 1872, 1875, 1877, and 1886. A 1979 history of Anaheim details these sales and the people involved.<sup>17</sup> It was last sold in 1928 (after a forty-year ownership) to Edmond E. Beazley of the neighboring town of Fullerton. Planning to develop the property for commercial purposes, Beazley donated the house to the local chapter of the Daughters of the American Revolution. It was moved a distance of one mile to 414 N. West Street to land donated to the chapter for the house’s preservation by local resident Marie Horstmann Dwyer. Mrs. Dwyer’s parents had owned the land since the early years of the Colony (and she herself was the first baby to be born in the Colony), so she took a keen interest in preserving its early history. In 1954 the deed to the property was transferred by the DAR to the City of Anaheim.

### ***Criteria Consideration B for Moved Properties***

The Hansen House was relocated from its original site in 1928 and meets the requirements of Criteria Consideration B for Moved Properties. While Anaheim is the oldest city in Orange County, founded in 1857, it has seen drastic change in its historic core to the point where even the street patterns of the business district are unrecognizable due to urban renewal projects in the late 1970s. The early-twentieth-century neighborhoods surrounding it, however, remained largely intact. During the upheaval of urban renewal, eight buildings were listed in the National Register in hope of raising awareness and protecting them from demolition. Shortly thereafter, two of the eight were demolished and one was moved. This pattern has continued through the present, as the City of Anaheim continues to move and rehabilitate older residences that are threatened with demolition and consolidate them on large, empty parcels within the boundaries of the old Anaheim Colony. The city’s most recent addition to the National Register was an 1876 church (St. Michael’s Episcopal Church, listed 2004, the ninth listed property in the city) that had been moved a distance of 1.2 miles in the 1950s. While the historic proximity of the Hansen House to the center of the Colony constitutes significant information about its history, the fact that nothing resembling its historic setting has existed for many decades explains to us why it was moved. The Hansen House itself remains a significant and extremely rare artifact of its historic context, even if its setting no longer exists.

The Hansen House meets the requirements of Criteria Consideration B for association with an event or pattern of events. The guidelines state that “(a) moved property significant under Criterion A... must be demonstrated to be the surviving property *most importantly associated* with a particular historic event .... The phrase ‘most importantly associated’ means that it must be the single surviving property that is most closely associated with the event.” The Hansen House is one of only three residences that survive to represent the highly significant context of the founding of the Anaheim Colony, and therefore the genesis of the City. Only one remains

<sup>16</sup> Paule, Chapter 3.

<sup>17</sup> Leo J. Friis, *Historic Buildings of Pioneer Anaheim*, (Santa Ana: Friis-Pioneer Press, 1979).

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

in its original location and it has been altered. The Hansen House is clearly the building “most importantly associated” with the period 1857 to (close of the period of significance). It is the earliest building remaining, the best preserved building, and is directly associated with the founding of the Colony. Almost none of the buildings from this period have survived.

The Hansen House has an archaic quality matched by few, if any, other wood structures in Orange County. In its simplicity, the residence stands in stark contrast to the next generation of houses to survive in Anaheim which clearly belong to a more mature period in the town’s (and the region’s) development. It is older, even, than some surviving adobe structures in Orange County.

Generations of Anaheim residents have prized the “Mother Colony House” as the most significant historic building in Anaheim due to its age and historic associations. In 1928 it was moved from its original site due to the historic value that was perceived even then. The move was undertaken by the local Mother Colony Chapter of the Daughters of the American Revolution, who ran the house as a local history museum and used it as their meeting place. In 1934 the house was recorded for the Historic American Buildings Survey (HABS). In the early 1950s the Mother Colony House was listed as State Historic Landmark #201.



Hansen, George, House  
Name of Property

Orange County, CA  
County and State

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## 10. Geographical Data

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**Acreage of Property** 1.08 acres  
(Do not include previously listed resource acreage.)

### UTM References

(Place additional UTM references on a continuation sheet.)

1                                   
Zone Easting Northing

3                                   
Zone Easting Northing

2                                   
Zone Easting Northing

4                                   
Zone Easting Northing

### Verbal Boundary Description (Describe the boundaries of the property.)

The Hansen House is situated in a City park known as Founders' Park, which is bounded by N. West St. on the west, the Anaheim High School campus on the east, and neighboring residential parcels to the north (1024 W. Sycamore St.) and south (328 N. West St.). (APN for the four parcels within the park, which are now consolidated: 255-092-04, -05, -06, -07)

### Boundary Justification (Explain why the boundaries were selected.)

The Hansen House was relocated to a single lot which would have been its boundary for National Register purposes. However, the property has recently been incorporated into a larger property with the consolidation of four parcels to create Founders' Park in 2011. Since the property is now larger and includes several structures, none of which are of the same historic context as the Hansen House, there are several non-contributing buildings and structures on the same property due to the consolidation of the lots for the park.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

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### 11. Form Prepared By

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name/title Jennifer Trotoux, Architectural Historian and Historic Preservation Planner

organization Architectural Resources Group

date November 28, 2012

street & number 65 N. Raymond Avenue, Suite 220

telephone (626) 583-1401

city or town Pasadena, CA

state CA

zip code 91103

e-mail JenniferT@arg-la.com

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### Additional Documentation

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Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**
  - **Additional items:** (Check with the SHPO or FPO for any additional items.)
- 

### Photographs:

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Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Please see Additional Documentation Continuation Sheet.

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### Property Owner:

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(Complete this item at the request of the SHPO or FPO.)

name City of Anaheim Community Services Dept. (Contact: Jane Newell, Heritage Services Manager)

street & number 201 S. Anaheim Blvd. Suite 1003

telephone (714) 765-6453

city or town Anaheim

state CA

zip code 92805

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

## National Register of Historic Places Continuation Sheet

### Additional Documentation/Photographs:

**Name of Property:** George Hansen House  
**City or Vicinity:** Anaheim  
**County:** Orange  
**State:** California  
**Photographer:** Jennifer Trotoux, Architectural Resources Group  
**Date of Photographs:** October 24, 2012  
**Location of Original Digital Files:** Architectural Resources Group, 65 N. Raymond Ave. Ste 220, Pasadena, CA 91103

### Description of Photograph(s) and number:

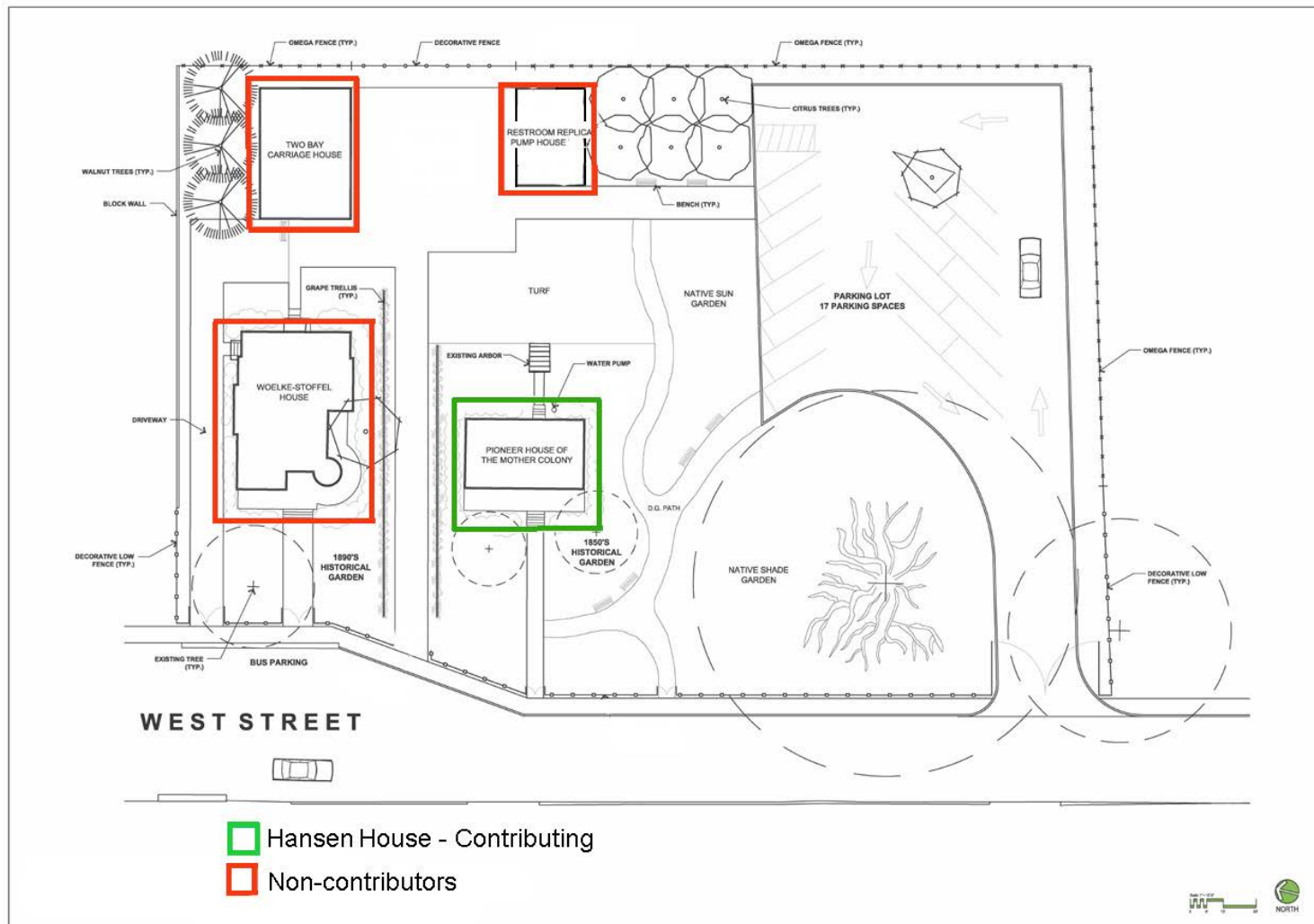
1. CA\_OrangeCounty\_HansenHouse\_0001  
West façade, facing southeast
2. CA\_OrangeCounty\_HansenHouse\_0002  
South façade, facing northwest
3. CA\_OrangeCounty\_HansenHouse\_0003  
East façade, facing northwest
4. CA\_OrangeCounty\_HansenHouse\_0004  
North façade, facing south
5. CA\_OrangeCounty\_HansenHouse\_0005  
Front porch, facing south
6. CA\_OrangeCounty\_HansenHouse\_0006  
Entrance and parlor, facing southwest
7. CA\_OrangeCounty\_HansenHouse\_0007  
Main room, facing south
8. CA\_OrangeCounty\_HansenHouse\_0008  
Main room, facing north
9. CA\_OrangeCounty\_HansenHouse\_0009  
Rear center room, facing south
10. CA\_OrangeCounty\_HansenHouse\_0010  
Kitchen sink and cabinets, facing southwest
11. CA\_OrangeCounty\_HansenHouse\_0011  
Rear center room, facing north
12. CA\_OrangeCounty\_HansenHouse\_0012  
North rear room and water closet, facing north



Hansen, George, House  
Name of Property

Orange County, CA  
County and State

**Sketch Map:**



Hansen, George, House  
Name of Property

Orange County, CA  
County and State



Figure 4: 1932 Historic Photograph of the "Pioneer House of the Mother Colony," 1932 (Collection of Anaheim Public Library).

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

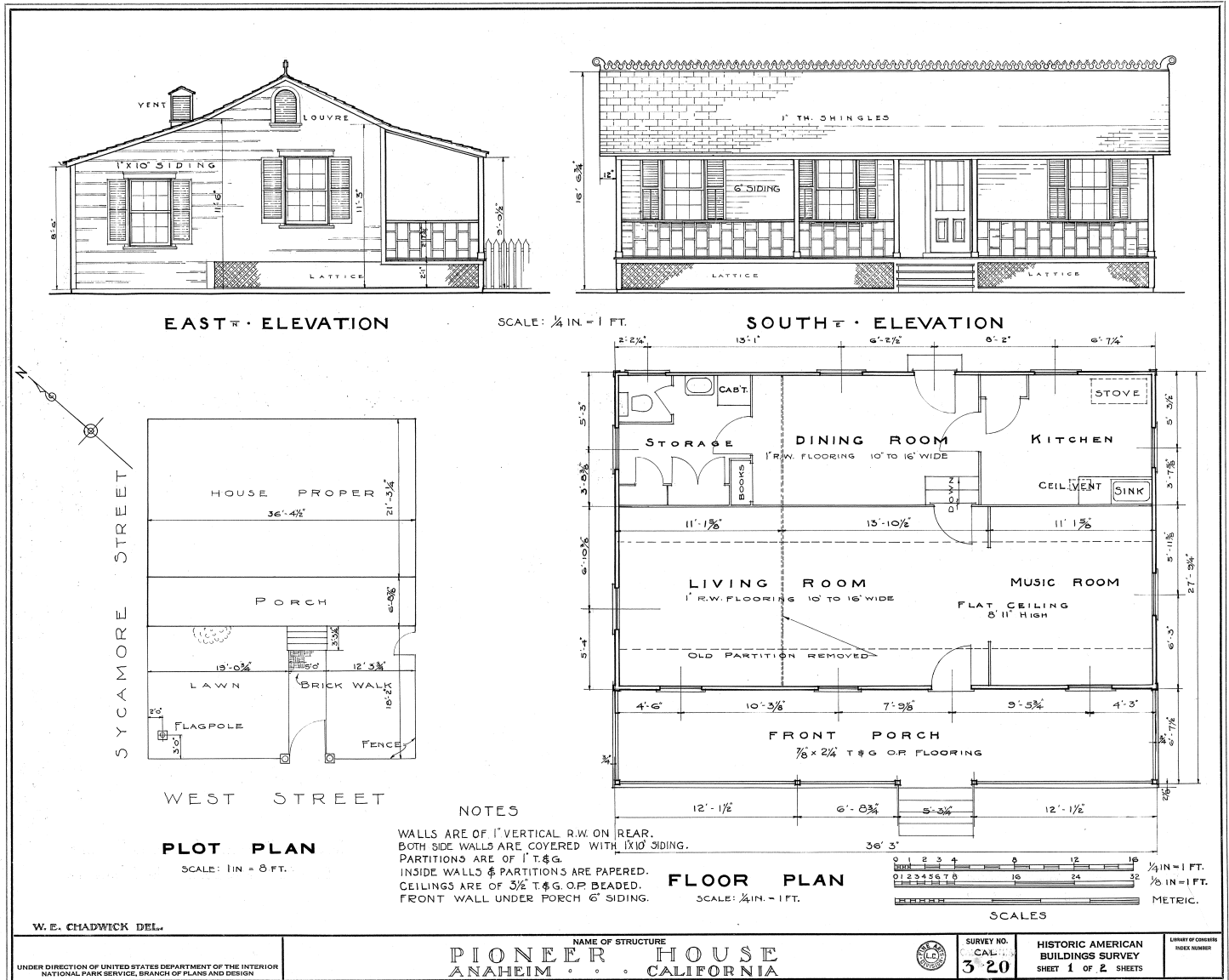


Figure 5: HABS Drawing Sheet 1, 1934.

Hansen, George, House  
Name of Property

Orange County, CA  
County and State

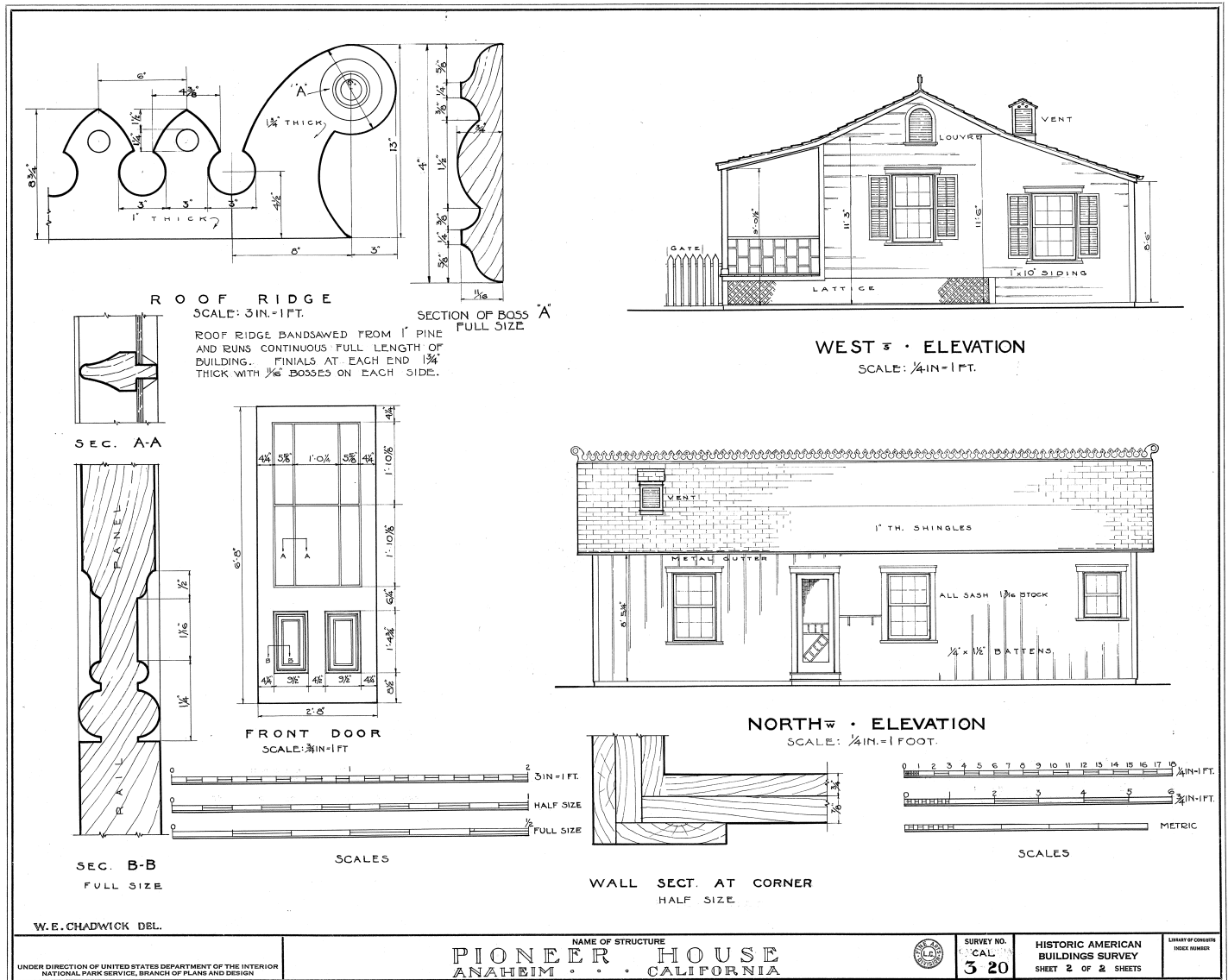


Figure 6: HABS Drawing Sheet 2, 1934.